

121.A

0004

0037.B

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

638,900 / 638,900

USE VALUE:

638,900 / 638,900

ASSESSED:

638,900 / 638,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
37 B		WELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: HOER JUDITH F

Owner 2: TAI NAOYUKI

Owner 3: LALA ERIKA

Street 1: 37 WELLINGTON ST # 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HOER JUDITH F & TAI NAOYUKI -

Owner 2: -

Street 1: 37B WELLINGTON ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1423 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7668																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	638,900			638,900		261359
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 121.A-0004-0037.B			USER DEFINED														
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	Date	Time	Date	Time	Date	Time	Date	Time	Date	Time	Date	Time
2022	102	FV	638,900	0	.	.	638,900		Year end	12/23/2021																
2021	102	FV	620,200	0	.	.	620,200		Year End Roll	12/10/2020																
2020	102	FV	610,800	0	.	.	610,800		610,800 Year End Roll	12/18/2019																
2019	102	FV	566,900	0	.	.	566,900		566,900 Year End Roll	1/3/2019																
2018	102	FV	501,400	0	.	.	501,400		501,400 Year End Roll	12/20/2017																
2017	102	FV	457,100	0	.	.	457,100		457,100 Year End Roll	1/3/2017																
2016	102	FV	457,100	0	.	.	457,100		457,100 Year End	1/4/2016																
2015	102	FV	422,500	0	.	.	422,500		422,500 Year End Roll	12/11/2014																

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	ASR Map:
HOER JUDITH F &	77319-245	2	3/24/2021	Convenience		1	No	No			Fact Dist:
ECKLE JAMES J/T	42845-298		5/20/2004			1	No	No			Reval Dist:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/30/2013	770	Solar Pa	12,050	C					6/30/2021	USPS	MM	Mary M
3/7/2006	154	Porch	28,000			G7	GR FY07	REPL EXISTG	7/26/2018	Measured	DGM	D Mann
									7/9/2013	Info Fm Prmt	EMK	Ellen K
									3/6/2006	External Ins	BR	B Rossignol
									6/2/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1423			
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1922	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G6		Fact: .		Floor: M - Multi-Level				Totals	RMs: 7	BRs: 4	Baths: 1	HB							
Const Mod:				% Own:	55.00000000														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	7	4								
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY								Electric:							
Subfloor:				Basic \$ / SQ:	305.00														
Bsmnt Gar:				Size Adj.: 1.35000002				Heating:											
Electric: 3 - Typical				Const Adj.: 0.98980200				General:											
Insulation: 2 - Typical				Adj \$ / SQ: 407.551															
Int vs Ext: S				Other Features: 68750															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.10000002															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 784921															
% Com Wal		% Sprinkled		Depreciation: 145995															
				Depreciated Total: 638926															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:									
PARCEL ID 121.A-0004-0037.B																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:											Total:			
IMAGE AssessPro Patriot Properties, Inc																			